10.6.2
The public realm should be reinforced through the placement of main building entrances along public streets, the creation of a continuous street wall and the use of wide sidewalks and streetscape plantings. Parks, plazas, and public spaces should be surrounded by activity such as ground-floor retail and other active uses and upper-floor balconies and terraces.

10.1.1
Vertical mixed-use buildings a compatible mix of uses, including diverse housing options, community-serving institutional uses, and a variety of retail uses should be encouraged in appropriate locations throughout Greater Downtown. Auto-oriented development should not be developed downtown.

10.1.2
The redevelopment of underutilized sites, including surface parking lots, infill sites, and brownfields sites, should be prioritized and supported through the city’s development code and technical standards.
1.7.9
Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.

10.3.1
New development, especially along priority retail streets should be designed to accommodate one or more active retail uses, including consumer goods, shops, dining establishments, convenience goods, museums, arts and entertainment uses, and hotel lobbies along street-level facades.
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Land Development Code Article 2, Zoning Districts | Central Business District

"Foster development that enhances quality of life, minimizes traffic impacts, and creates safe, attractive, inclusive development for all citizens." — Create Wilmington Comprehensive Plan

What is Changing:
- Inclusion of permitted uses in the use table
- Improved dimensional and site design standards
- Elimination of maximum density requirement
- Inclusion of provisions for pedestrian-oriented spaces
- Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design
- Simplifying the building height standards and height map
- Provisions to make it easier to develop lots with three or more frontages
  - Providing a map and criteria that designates primary and secondary frontage streets
  - Additional frontage requirements based on street designation
- Designated special character areas
  - Mapped designation of the historic district overlay, North Fourth Street, the downtown core, and the area north of Red Cross Street
  - Additional design and use standards specific to each character area
- Additional illustrations, diagrams, charts, and photos to improve understanding
- Elimination of:
  - Street tree list
  - Historic building provisions
  - Incentive for development of undeveloped parcels south of Red Cross Street
  - Public benefits matrix

What is NOT Changing:
- Unlimited density
- Surface parking requirements
- Screening requirements
- Prohibited exterior building materials

www.wilmingtonnc.gov/LDC
Industries and other uses that produce noise, odor, smoke, dust, airborne debris, and other impacts that might be detrimental to the health, safety, and welfare of the surrounding neighborhoods, the viability of surrounding uses, or industries with small physical plants and high land-to-worker ratios.

(b) **Uses permitted by right.** Notwithstanding the provisions of section 18-173, any use is permitted in the CBD provided it meets all other provisions of this chapter, except for the following:

1. Adult establishments.
2. Contractor’s equipment or supply dealers and service.
3. Contractor’s storage lots.
4. Crematoria.
5. Fuel and ice dealers.
7. Gas companies.

(8) Industrial and manufacturing uses as set forth in this chapter.

What is NOT Changing:
- Unlimited density
- Surface parking requirements
- Screening requirements
- Prohibited exterior building materials

What is Changing:
- Inclusion of permitted uses in the use table
- Improved dimensional and site design
  - Inclusion of provisions for pedestrian-oriented spaces
  - Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design
  - Simplifying the building height standards and height map
  - Provisions to make it easier to develop lots with three or more frontages
    - Providing a map and criteria that designates primary and secondary frontage streets
    - Additional frontage requirements based on street designation
  - Designated special character areas
    - Mapped designation of the historic district overlay, North Fourth Street, the downtown core, and the area north of Red Cross Street
    - Additional design and use standards specific to each character area

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Land Development Code Article 2, Zoning Districts | Central Business District

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What is Changing:
- Inclusion of permitted uses in the use table
- Additional illustrations, diagrams, charts, and photos to improve understanding
- Improved dimensional and site design standards
  - Elimination of maximum density requirement
  - Inclusion of provisions for pedestrian-oriented spaces
  - Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design

What is NOT Changing:
- Unlimited density
- Surface parking requirements
- Screening requirements
- Prohibited exterior building materials

www.wilmingtonnc.gov/LDC
Figure 18-xx: Central Business District Height Map

- Building Height (Minimum - Maximum, feet)
  - 0 - 36
  - 0 - 60
  - 60 - 150
  - 24 - 70
  - 36 - 190
  - 24 - 100
  - 24 - 240

In the historic district overlay, building height is subject to approval by the historic preservation commission.

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Land Development Code Article 2, Zoning Districts | Central Business District

What is Changing:
- Inclusion of permitted uses in the use table
- Improved dimensional and site design standards
- Elimination of minimum density requirement
- Inclusion of provisions for pedestrian-oriented spaces
- Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design

What is NOT Changing:
- Unlimited density
- Surface parking requirements
- Existing exterior building materials

- Additional illustrations, diagrams, charts, and photos to improve understanding
- Elimination of:
  - Street tree list
  - Historic building provisions
  - Incentive for development of undeveloped parcels south of Red Cross Street
  - Public benefits matrix

Example Illustration

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Land Development Code Article 2, Zoning Districts | Central Business District

"Faster development that enhances quality of life, minimizes traffic impacts, and creates safe, attractive, inclusive development for all citizens." — Create Wilmington Comprehensive Plan

What is Changing:

- Inclusion of permitted uses in the use table
- Improved dimensional and site design standards
  - Elimination of maximum density requirement
  - Inclusion of provisions for pedestrian-oriented spaces
  - Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design
  - Simplifying the building height standards and base area

- Provisions to make it easier to develop lots with three or more frontages
  - Providing a map and criteria that designates primary and secondary frontage streets
  - Additional frontage requirements based on street designation

- Additional illustrations, diagrams, charts, and photos to improve understanding
- Elimination of:
  - Street tree list
  - Historic building provisions
  - Incentive for development of undeveloped parcels south of Red Cross Street
  - Public benefits matrix

What is NOT Changing:

- Unlimited density
- Surface parking requirements
- Screening requirements
- Exterior building materials

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Primary Frontage Streets
Secondary Frontage Streets
Central Business District
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Land Development Code Article 2, Zoning Districts | Central Business District

“Foster development that enhances quality of life, minimizes traffic impacts, and creates safe, attractive, inclusive development for all citizens.” -- Create Wilmington Comprehensive Plan

**What is Changing:**
- Inclusion of permitted uses in the use table
- Improved dimensional and site design standards
- Elimination of maximum density requirement
- Inclusion of provisions for pedestrian-oriented spaces
- Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design
- Simplifying the building height standards and height map
- Provisions to make it easier to develop lots with three or more frontages
  - Providing a map and criteria that designates primary and secondary frontage streets
  - Additional frontage requirements based on

**What is NOT Changing:**
- Unlimited density
- Surface parking requirements
- Screening requirements
- Prohibited exterior building materials
- Additional illustrations, diagrams, charts, and photos to improve understanding
- Elimination of:
  - Street tree list
  - Historic building provisions
  - Incentive for development of undeveloped parcels south of Red Cross Street
  - Public benefits matrix

- Designated special character areas
  - Mapped designation of the historic district overlay, North Fourth Street, the downtown core, and the area north of Red Cross Street
  - Additional design and use standards specific to each character area

Visit: www.wilmingtonnc.gov/LDC
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Land Development Code Article 2, Zoning Districts | Central Business District

“Faster development that enhances quality of life, minimizes traffic impacts, and creates safe, attractive, inclusive development for all citizens.” – Create Wilmington Comprehensive Plan

**What is Changing:**
- Inclusion of permitted uses in the use table
- Improved dimensional and site design standards
- Elimination of maximum density requirements
- Inclusion of provisions for pedestrian spaces
- Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential entry, and general site design
- Simplifying the building height standards and height map
- Provisions to make it easier to develop lots with three or more frontages
- Providing a map and criteria that designates primary and secondary frontage streets
- Additional frontage requirements based on street designation
- Designated special character areas
  - Map shows designation of the historic district overlay, North Fourth Street, the downtown core, and the area north of Red Cross Street
  - Additional design and use standards specific to each character area

**Elimination of:**
- Street tree list
- Historic building provisions
- Incentive for development of undeveloped parcels south of Red Cross Street
- Public benefits matrix

[www.wilmingtonnc.gov/LDC](http://www.wilmingtonnc.gov/LDC)
Surface Parking Lot Located to Side and Rear of Building

Front Plane of Street Facing Facade

10-Foot Parking Lot Setback From Front Plane of Street Facing Facade

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Land Development Code Article 2, Zoning Districts | Central Business District

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- Surface parking requirements
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Example Illustration
Land Development Code

What is the Land Development Code?
The Land Development Code (LDC) is a compilation of City regulations that control how land may be developed within Wilmington. The LDC includes:

- **Zoning.** Regulations for development of uses and structures on a lot.
- **Subdivision of land.** Regulations for the division of a parcel into smaller lots.
- **Standards for design.** Regulations for site aspects such as landscaping and parking.
- **Sign regulations.** Regulations for the type, size, and placement of signs on private property.

Why do we need to update our Land Development Code?
Updating our LDC is the next critical step in the implementation of the goals, objectives, and policies in our Comprehensive Plan that was developed through extensive input from our community. Wilmington’s LDC is based on development patterns and building practices that were common in the mid-to-late 1980s. Large parts of the LDC are outdated and difficult to use. The LDC hasn't undergone a full update in 30 or more years.
Next Steps

www.wilmingtonnc.gov/LDC

Planning Commission work session